

TO: Jeff Willis, CRMC Director  
Tracy Silvia, Biologist

FR: Ken Lovegreen of Coastal Coasters, LLC

SJ: File 2021-08-021

Dear Mr Willis and Ms Silvia,

Thank you for the conversation about our house on Succotash Rd  
I have a few items for your consideration.

To date, we have received endorsement letters from every single neighbor (except one who is known to object to anything in the neighborhood). We have also received approvals from:

Kenyon Association HOA  
Town of Narragansett  
Department of Environmental Management

The existing house is only 752sf and part of the Kenyon Association land in East Matunuck.

We wanted to build a new home that is 1100sf.

The difference between our 45% and getting to 25% is literally about 100sf.

In my opinion, CRMC staff must have some empowerment to adjust rules for a house of this small size versus a larger, 4000sf home on a normal lot. As an example, maybe amending the rule to be something like "25% or 500sf, whatever is greater".

As Jeff and I discussed, we should work together to get the existing footprint raised. For whatever reason, there are 3 areas that not being considered in the existing footprint and should be added to increase the existing home to >900sf:

1. The "Shed" is actually not a shed but a laundry room (roofed) with washing machine hookups and electric. There was a washing machine in this room. That would add about 40sf to the existing home. See attached photos.
2. There is a detached shower (covered) that should be added in. Other area homes have outdoor showers but they are attached and would be included. Ours happens to be detached and it should also be included. See attached photos.
3. We also feel at least 1 entrance must be included in the footprint as there must be a way to access the home since it is 4ft high. This entry/walkway would add about 100+ sf. See attached photos.

For some background history, the original owner bought this small house with 8 kids and added a laundry room and a shower after the house was built. I am only telling you this history so you can see how the house grew over time to add functional rooms as she could afford it.

I know I am presenting very small footprint increases to the existing property but, in a small home, every foot counts. Simply saying "cut the size down" really makes a huge difference in the livability of the home (especially for handicap people). Today's technology also makes an expanded footprint easily available with much less damage on the environment.

When I think of CRMC's role in this process, I think about environmental protection. This new house will have state-of-the-art septic system, solar power and other smart features offering a massive improvement over the 70-year-old house that exists today. Yes, it will be slightly bigger, but it will also be a huge environmental improvement for the surrounding ground and water.

We have had our application into CRMC since August 2021 with revised plans submitted in November 2021 based on CRMC's comments from Tracy. We have tried hard to appease everyone involved while still trying to maintain livability for my mother. It's been almost a year; we must get this to a hearing. I know it's not your concern, but I bought this house in 2019 for my 80-yr old mother to enjoy. Now it has been a 3-year nightmare of departmental approvals (not just CRMC), each one seeming to start over from the beginning when they all could have been done simultaneously.

On a personal note, I can only sympathize with your duties at CRMC; Covid, short staff, hearings without quorums, etc. Rhode Island needs those council slots filled ASAP and the office must be opened like every other business. I know your jobs are not easy when you are dealing with so many issues. If I can help or be a council member, I will be glad to volunteer. CRMC is a critical part of Rhode Island growth.

I am asking for your consideration to the above property to get a favorable report from CRMC. A 100sf difference seems very reasonable to accept seeing what will be built and what we have already done to be more in compliance. The new home will be much more environmentally friendly and that should weigh into any decision to get a favorable report (and to just move quicker).

Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'Ken Lovegreen', with a stylized 'K' and 'L'.

Ken Lovegreen  
Coastal Coasters

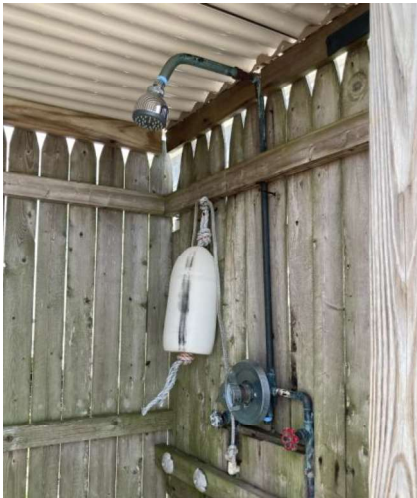
## PHOTOS



**Laundry Room/Shed**



**WASHING MACHINE DRAIN INTO GRAY WATER TANK**



**OUTDOOR SHOWER (ROOFED)**

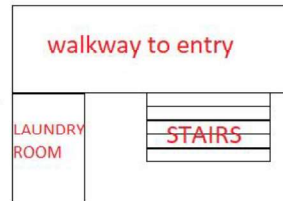




**PRIMARY ENTRANCE FROM DRIVEWAY**



**TOP VIEW  
HOUSE (DRIVEWAY ENTRANCE)**



**STAIRCASE ENTRY**

**ROOFED SHOWER**

**TOP VIEW  
HOUSE (Water Entrance)**

